

Applicant	Grand Palazzo III/Gardens of Hendricks Isle	
Request	Site Plan Level III/Yard Modifications/Waterway Use	
Location	208 & 216 Hendricks Isle	
Legal Description	Victoria Isles, P.B. 15, P. 67, Block 4, Lots 9 & 10	
Property Size	25,317 S.F. or 0.58 acres	
Zoning	RMM-25	
Existing Land Use	Single story multi-family dwellings	
Future Land Use Designation	Residential Medium High	
Comprehensive Plan Consistency	Consistent with Future Land use Element, Permitted Uses	
Other Required Approvals	Subject to 30 day Request for Review by City Commission	
Applicable ULDR Sections	Sec. 47-5.36, RMM-25 Dimensional Requirements Sec. 47-23.8, Waterway use Sec. 47-23.11, Modification of Required yards Sec. 47-24.2.A.3.c., Site Plan level III Review Sec. 47-25.2, Adequacy Sec. 47-25.3, Neighborhood Compatibility	
Setbacks/Yards	Required	Proposed
	Front (W) $\frac{1}{2}$ Height of bldg. = 25'-0"	25'
	Rear (E) $\frac{1}{2}$ Height of bldg. = 25'-0"	25'-6"
	Side (S) $\frac{1}{2}$ Height of bldg. = 25'-0"	13'-2"
	Side (N) $\frac{1}{2}$ Height of bldg. = 25'-0"	12'-10"
Lot Density	25 du/acre x 0.58 = 14 du max.	12
Lot Size	5,000 S.F. min.	25,317 S.F.
Lot Width	50' min.	200'
Building Height	55' max.	50'
Structure Length	200' max.	174'
Floor Area	400 S.F. min. per unit	3,010 S.F. – 3,020 S.F.
VUA Landscaping	20% of VUA = 422 S.F.	3,060 S.F.
Landscaping Lot Coverage	35% (8,861 SF)	36% (8,883 SF)
Open Space	N/A	N/A
Parking	25	25
Notification Requirements	Sign notice 15 days prior to meeting	
Action Required	Approve, approve with conditions or deny	
Project Planner	Name and Title	Initials
	Mark McDonnell, AICP, Planner III	
Authorized By	Chris Barton, AICP, RLA, Principal Planner	
Approved By	Bruce Chatterton, AICP, Planning and Zoning Manager	

Request:

Proposed is a twelve (12) unit multifamily development on two lots on Hendricks Isle (NE 18th Avenue) north of Las Olas Blvd. The project requires Yard Modifications (Sec. 47-23.11) and Waterway Use approval (Sec. 47-23.8.).

Property/Project Description:

The project consists of twelve (12) multifamily residential units located on four elevated levels over a single surface parking garage. Fourteen (14) units is the maximum allowed in the RMM-25 zoning district on this 0.58-acre site. The proposed height of the structure is fifty feet (50').

The applicant is proposing boat slips and docks which must comply with Sec. 47-19.3. There is a note on the site plan stipulating no liveaboards are permitted and the docks are for the use of the upland owners only.

According to the architect, the building is designed as a modern interpretation of traditional South Florida themes. The floor plan designs range from 3,010 S.F. to 3,020 S.F. French balconies are used on both the front and rear elevations to allow for a greater expanse of glazing. A complete narrative describing the project is attached to the plans.

Parking and Traffic:

The parking requirement for multifamily uses is based on the number of bedrooms. These twelve (12) units are all Three bedroom units equating to a minimum required number of spaces of twenty-five (25). With twenty-five (25) spaces provided, the project complies with parking requirements. This development will eliminate the back out parking and will provide a new five foot sidewalk.

Adequacy and Neighborhood Compatibility:

The applicant's detailed narratives for Adequacy and Neighborhood Compatibility are attached to the plans. Staff concurs that the applicant has complied with the requirements for Adequacy. The Board is to determine if the proposal meets the criteria for Neighborhood Compatibility.

Hendricks Isle has a wide variety of multifamily housing types ranging from one to five stories. The properties on either side of this proposed development contain structures that are one story in height. There is an older three story condominium at the northern end of Hendricks Isle. A five story, fourteen (14) unit development was approved by the Board on May 21, 2003 further north on Hendricks Isle (Case No. 5-R-03, The Danieli), and a five story, twelve (12) unit building to the north end of Hendricks Isle is also on this agenda (Case No. 71-R-04).

More closely to the subject site are mostly one and two-story buildings, with the exception of a four-story building located diagonally across Hendricks Isle Drive (the west side), along with a clustering of three and five-story buildings further south toward Las Olas Blvd. Directly across the Rio Grande Canal to the east along the west side of Isle of Venice are exclusively two-story buildings, however, that finger isle also contains three, four and five story buildings as well. A map indicating the number of stories of structures on Hendricks Isle and Isle of Venice is attached as **Exhibit 1**. The map also shows the size and location of all existing and approved

buildings for each developed parcel and their relationship to the street, waterway and other buildings.

A context plan (or composite streetscape) is provided on plan sheet A-9. The East View (looking east) shows that the lots located immediately to the north and south of the subject lot contain either single or two story structures, and have separation distances ranging from fifteen and one half feet (15.5") to twenty-nine (29) feet; the proposed separation distances for this proposal are twenty feet two inches (20'-2") and thirty-six feet three inches (36'-3"). The composite also shows that a building very similar to this proposal is located a few lots to the south at a height of fifty-four feet four inches (54'-4") with a façade frontage of one hundred seventy four feet four inches (174'-4"). The proposal measures fifty-four feet four inches (54'-4") at the height of the ornamental features, and measures one hundred seventy-four feet (174') in façade frontage).

The West View (looking west, across the street from the subject case) shows a mix of building heights ranging from sixty-five feet (65' or four to five stories) down to sixteen feet (16') in a single story. The building lengths on the west side of Hendricks Isle structures in the immediate area measure one hundred forty feet (140'), eighty-five feet (85'), sixty feet (60') and fifty feet (50'), with the single and two story buildings ranging in building length of twenty-eight (28') to thirty feet (30'). Building to building separations measure in a range from thirteen feet (13') to forty feet (40').

A street composite plan is also provided for the structures across the Rio Grande canal (164.5 feet wide), located along the east and west sides of the Isle of Venice.

Yard Modifications

Yard modification approvals by the Planning and Zoning Board are requested. Specifically, modifications are requested for portions of both the north and south side yards to provide for second floor terraces that enclose the covered surface parking area. The applicant has addressed Sections 47-23.11.A.3.a. & b., A.4.a (identified as item C in the applicant's narrative), A.4.b. (reflected on sheet SS-1-Shadow Study), and A.4.c. (identified as item D in the applicant's narrative). The applicant states that in order to enhance the second floor units, a vertical wall and concrete slab are proposed that creates terraces for the second floor units, while screening the otherwise view of the parked cars from these and higher floor units. To address the continuity of architectural features with adjacent properties, offered is a description that the proposed building will have raised parapets with bold architectural details that will screen rooftop mechanical equipment, and will have French balconies on both the front and rear sides to allow for greater expanse of glazing.

Regarding the projection of the balconies, the applicant offers that a projection of up to 3 feet is allowed up to a thirty foot (30') length. While the projection is not exceeded beyond the maximum of three feet, the maximum length of thirty feet (30') is exceeded. The applicant further offers that the overall area of the projection is less than the maximum permitted of ninety square feet (90 S.F.).

A shadow study is provided in the plan set supporting that this development satisfies the criteria that no more than fifty percent (50%) of the public waterway will be in shadow on March 21, between the hours of 9AM and 5PM.

The applicant has provided a narrative, which is attached to the plans detailing how they have determined they comply with this criteria, as well as a context plan on sheet A-9.

The proposed project will require yards modifications to the side yards for the building and the rear yard for the swimming pool and deck, as listed below:

Building (Located)	Required	Proposed	Modification Requested
Front (West)	½ Height of Building = 25'	25'	None
Side (South)	½ Height of Building = 25'	13'-2"	11'-10"
Side (North)	½ Height of Building = 25'	12'-10"	12'-2"
Rear (East)	½ Height of Building = 25'	25'-6"	None
Pool	25'	5'-10"	19'-2"

Waterway Use:

Sec. 47-23.8, Waterway Use requires a twenty foot (20') landscaped yard adjacent to the bulkhead. The yard shall not be used for any purpose other than landscaping unless specifically approved by the Planning and Zoning Board. The applicant is requesting to locate the swimming pool and deck within this area. Swimming pools when accessory to a multifamily use, are required to meet the setback for the district, therefore the applicant is also requesting a yard modification to permit the proposed pool within twenty-five feet (25') of the rear property line, with the proposed setback being five feet 10 inches (5'-10").

Comprehensive Plan Consistency:

This application is consistent with the City's Comprehensive Plan in that the residential use and density proposed are consistent with those allowed in the Medium High Residential land use category.

Prior Reviews:

This proposal was reviewed by the Development Review Committee on March 23, 2004 and all issued have been addressed.

Staff Determination:

Staff has determined that this application meets the minimum standards listed above. One concern is with continuity of urban scale with surrounding buildings, however in recent years, many of the lower story buildings are being redeveloped with three to five story structures. **Exhibit 1** indicates the diversity in the height of the surrounding structures as well as those up and down Hendricks Isle. The maximum height in RMM-25 is fifty-five feet (55'). The applicant is proposing a height of fifty feet (50'). The overall neighborhood is comprised of a

wide range of building sizes, architectural styles and site arrangements as it has evolved over time.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

Should the Board approve the proposed development, the following conditions are recommended by staff:

1. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
2. All construction will require approval from all pertinent environmental review agencies.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
4. Final DRC approval, including the following minor plan revisions:
 - List the amount of VUA landscaping "provided" as 3,060s.f..
 - Dimension the proposed setback of the pool/deck area from the seawall.
 - The existing dock extending from the northernmost property line may continue and be shown on all plan sheets.
 - Sheet A-Ren2 must be revised to remove the corner cornices on the west side of the roof to be consistent with sheet A-Ren1.

City of Fort Lauderdale
Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant